

PINECREST MODULAR HOMES

Pinecrest Modular Homes offers the following:

New Construction - Standard and Custom Modular Homes

Additions - first and second story additions

Direct shipment of a modular home

Our Services:

Land and Lot Evaluation • Design & Engineering • Building Permitting • Site Work
• Site Preparation • Exterior Finishing • Interior Finishing • Electrical Completion •
Plumbing Completions • HVAC Completion • Closing Procedures

Modular Home Pricing:

All homes are priced based on the **build specifications** in the following areas: Floors, Walls, Roof and Ceiling, Exterior, Interior, Kitchen, Bathrooms, Plumbing, Electrical, and Heating & Air conditioning. It is important to remember that not all factory "Standard" Specification Packages are the same. When comparing pricing remember to always compare specifications.

All site work is priced is based on the following:

Soil conditions, Clearing, Excavation, Footing & Foundation, Strapping, Structural beams & Columns, backfill, rough grade, septic, and water supply (well or city)

For more detailed information, click on the following links. [Standard Specifications](#), [Epoch Homes Specifications](#), [Task List Modular Construction](#), [Building Schedule](#), [Design Center](#), [Floor plans](#), [Go Green - Green Building Option](#), [Energy Star Modular Homes](#)

Modular Home Pricing Grid (prices do not apply to additions)	
Modular Units - (Average) Standard Specification Packages \$57-\$65 per square foot ** **(for multi-family homes add \$10 per sq. ft.) Additional charges: set fees, crane, delivery, sales tax, DOT permitting, location (5 boroughs), type B construction, fire rating - Options are not included	Modular Units - (High End) Specifications Packages Base Price \$85 and up per square foot ** **(price based on 4000 sq ft and above) Additional charges: set fees, crane, delivery, sales tax, DOT permitting, location (5 boroughs), type B construction, fire rating - Options are not included

PINECREST MODULAR HOMES

Highlighted Differences between High End Specifications [as with Epoch Homes] and Standard Specifications

Floor Joists - 2x10 16" on center Sub Flooring - Plywood One row of solid 2x wood bridging per module Roof - 7/12 roof pitch Roof Sheathing - 5/8 plywood Insulation - R-38 (attic) Exterior Walls: 2x6 on center Sheathing 1/2" plywood Drywall - 1/2 foiled back drywall (continuous vapor barrier) Plumbing - all pipes and fitting 'L' Copper Electrical - Decora switches Rear Door Bell/ Cat5E cable/ Attic Lights Under Cabinet Lighting	Interior Walls: 2x4 16" on center Bath & Stairway Wall Insulation - 3 1/2" R-13 Exterior Doors - Fiberglass Insulated & Schlage lock set and dead bolt Windows - Andersen or Pella Flooring - 43 oz. carpet Interior Doors - 6 panel hardboard Bathtub - fiberglass one piece Shower - fiberglass one piece Wire for disposal & dishwasher Wire for smoke in basement Thermostat wire Structural Warranty - Ten Years Cabinets - (Kitchen & Bath) Hickory, Maple, or Thermofoil
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What does this really mean? It means that Epoch's standard specifications include numerous upgrades from other factories' standards. All Epoch "standards" are priced into the base cost. Other builders may seem to have a lower cost, however after a factory specifications comparison this is not factual. Epoch's comprehensive "standards" simplifies the specification and upgrade process.

All Modular Homes can be built with numerous specifications based on engineering and wind zone requirements. As I have explained, all pricing is based on build specifications. Pinecrest offers simplified specifications packages, however one can create their own customized specifications. Once the design and specification have been established exact pricing can be determined.

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Modular Construction – Task List

Land and Lot selection

- a. Evaluate site for modular accessibility
- b. Do a perk test if necessary
- c. Verify that the survey has been updated within the last two years

Design - Choose or create a modular a custom modular design. After a design concept has been agreed upon the design will be engineered and converted into building plans for permitting purposes. The plans will include floor plans, elevations, specifications, options, electrical, plumbing and sections. It will also include all the necessary code calculations and Res Check.

File for Building Permit

- a. Building Permit
- b. Electrical Permit
- c. Plumbing Permit
- d. Health Department - when required
- e. Road and Highway - when required
- f. Environmental - DEC - when requires
- g. Application for gas or electric service
- h. Stake out underground utilities
- i. Stake out foundation and set first floor elevations

Site Work

- a. Excavate for foundation, septic and/or sewer.
- b. Pour footing and foundation
- c. Install termite shield, sill plates, strapping, beams, anchor bolts and columns.
- d. Install footing drains and basement stone if necessary or specified
- e. Install tar waterproofing
- f. Verify dimensions, square and level
- g. Install fire stop 2 x 8 under center carry beam at marriage wall
- h. Install lally columns

Site Preparation

- Temporary electrical service if necessary.
- Create access road if necessary.
- Schedule pay loader if required.
- Schedule delivery, set crew and contingency date

Exterior Finishing

1. Install basement windows
2. Backfill foundation
3. Complete siding, fascia, soffit, shutters

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Modular Construction – Task List

4. Install chimney
5. Install gutters and leaders
6. Optional exterior finishes porches, decks, walk ways
7. Install garage doors
8. Rough (back blade) grading
9. Exterior clean up

Interior Finishing

1. Install on site insulation not included by factory
2. Install basement stairs
3. Flush up and bolt all ceiling beams as required
4. Remove temporary supports at mating walls
5. Clamp and adjust marriage walls, install metal plates at doorways
6. Cut and install filler strips for walls and floors
7. Install interior stairs and rails
8. Install and finish drywall
9. Install interior doors and adjust
10. Install attic stair trim and adjust stairs if necessary
11. Complete baseboard and casement trim work
12. Install finished flooring
13. Install ship loose items left out to allow for electrical, plumbing, or flue access
14. Blend Painting
15. Install appliances

Electrical Completion

Plumbing Completion

HVAC Completion

Fireplace and Metalbestos Flues Completion

Closing

1. Create and finish punch list
2. Final clean up - removal of dumpster and toilet
3. Final walk through with homeowner
4. Issuance of Certificate of Occupancy
5. Home owner occupancy

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Modular Building Schedule - Example

Listed below you will find a Pinecrest Modular Homes Building Schedule:
Please note that most often tasks are occurring simultaneously.

Engagement and Design

Collection of Engagement Fee

Finalize plans and develop estimate with Client

Sign contract

Sign off on All Plans and Proposal

Submit plans for state approval

Review and Finalize Factory Sales Order

Sign and File Subcontractor Proposals

Secure Building Permit

Receive Permit

Have house plotted on survey

Receive State Approval Letter

Order Insurance Certificates

Utilities

Electric

RFQ Electrician

Confirm Electrician

Apply for New Electrical Service

Turn on new Power Service

Receive Electrical Underwriter's Certificate

Finish Electrical

Finish Electrical Tie ins

Wire Boiler

"Prepare phone, cable and data for final connection"

Final Electrical Inspection

Plumbing

RFQ Plumber

Confirm Plumber

Receive Final Plumbing Certificate

Finish Plumbing

Complete Plumbing Tie ins

Install Boiler and HW Heater

Final Plumbing Inspection

Oil

Schedule Oil Delivery

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Modular Building Schedule - Example

Gas

Apply for New Gas Service
Perform pressure test
Call for line installation

Water

Apply for Water to Site
Trench for Water Line
Inspect Water Line Installation
Turn on Water Service
Receive Tap Letter

Site Work

Demolition

Secure Demolition Permit
Demolish structures on site
Erosion Control Measures
Clear and strip topsoil

Install Septic / Tie In to Sewer

Septic Excavation
Septic Installation
Receive Septic Certificate / Sewer Connect Letter
Install Retaining Wall
Install Drywells
Final Grading

Foundation

Certify Foundation Plan
RFQ Foundation
Excavate for foundations
Pour Footings
Footing Inspection
Pour Walls
Cure basement walls
Backfill foundation
Set Sill Plates w/ Copper Flashing
Waterproof/insulate basement walls
Perform foundation inspection
Pour Basement floor
Pour Garage Floor
Insulation

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Modular Building Schedule - Example

Fabrication and Delivery

Confirm On-Line Date

Confirmed Delivery Date

Confirm Staging Area

Confirm Driver's Contact Info

Confirm Road Permits 1

Set

Reserve Crane

Confirm Crane

"Order Set Supplies (tarps, lumber, nails)"

Order Dumpster

Set Boxes

Bolt Boxes

Hurricane Strapping

Install Temp Stairs

Exterior Finish

Siding

RFQ Siding

Confirm Sider

Side and Finish House

Soffits / Fascia

Roofer

RFQ Roofer

Confirm Roofer

Install and Finish Roof

Gutters and Leaders

Garage Doors

Portico / Decks

HVAC

Order HVAC Equipment

Install HVAC Equipment

Install Ductwork

Install Condensing Units

Finish HVAC

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Modular Building Schedule - Example

Interior Finishes

Install 1st floor ship-loose items
Install 2nd floor ship-loose items
General Carpentry
Finished Carpentry
Finish Seams
Tape and spackle 1st floor drywall
Tape and spackle 2nd floor drywall
Trim work
Painting -Touch up w/ builder's prime

Stairs and Rails

RFQ Stairs and Rails
Confirm Stairs and Rails

Finish Flooring

"Tile entry, kitchen and baths"
Carpet 1st floor
Carpet 2nd floor

Certificate of Occupancy

Install appliances
Cleanup for occupancy
Complete final inspection for certificate of occupancy
Final Acceptance
Perform final walk-through inspection
Complete punch list items

Schedule "A"

Specifications

All Standard Specifications will apply unless an upgrade is listed on the options page.

FLOORS

Double 2 x 8 perimeter band with 2 x 8 floor joist, 16" o.c. for 25' wide homes
Double 2 x 10 perimeter band with 2 x 10 floor joist, 16" o.c. for 27'4" wide homes
Double 2 x 10 perimeter band with triple 2 x 10 marriage wall center girder, floor joist 16" o.c. for 29'6" wide homes
2 x 10 perimeter band with floor joist 16" o.c., on upper level of two story homes
Metal joist hanger on marriage wall girder
23/32" T&G O.S.B. glued and nailed with underlayment in the vinyl areas

WALLS

Exterior wall construction 2 x 6, 16" o.c.
Double top plate on exterior walls
Interior wall construction 2 x 4, 16" o.c.
1/2" Finished drywall with primer paint
Protective sheathing on marriage walls
7/16" O.S.B. sheathing on exterior walls
R-19 Fiberglass insulation (Kraft faced)
Mating wall sheathing 7/16" shear strips

ROOF AND CEILING

Permanent 10" roof overhangs with fascia and soffit finished
Permanent 10" roof overhangs on 29'6" wide homes, soffit installed on site
Nominal 10" Gable overhangs on all models
6/12 Roof pitch, rafters 16" o.c., standard on all ranch and two story homes
12/12 Roof pitch, trusses 16" o.c., standard on all capes
1/2" O.S.B. sheathing
Oakridge 30 year Architectural self sealing shingles with 15# underlayment
R-30 fiberglass insulation (Kraft faced)
5/8" Drywall ceilings with smooth finish
Shingle over ridge vent
Ceiling height 8'
Ice and water guard

EXTERIOR

High performance vinyl double hung windows with grids between Low "E" glass
ThermaTru Smooth Star 3/0 front door, and 2/8 rear door with 9-lite glass
6/0x6/8 Vinyl sliding patio door with Low "E" glass (per plan)
Double 4.5" vinyl siding traditional or double four Dutch lap vinyl siding
Barrier wrap
Battery operated door chimes

Schedule "A" – Standard Specifications

INTERIOR

Vented closet shelving
Colonial white wood grain six panel doors
Colonial white baseboard molding (3-1/4")
Colonial white window and door casing (2-1/4")
Mushroom Style interior doorknobs
Mortised doorknob plunger
Wire shelf over Washer/Dryer

KITCHEN

Range hood with light vented to exterior
Double-bowl, 8" stainless steel sink with single lever faucet and spray
Laminated Formica countertops with back splash
Aristokraft custom quality oak kitchen cabinets
Chandelier in dining room, Recessed spotlight over kitchen sink
Kitchen sink - Kohler PRO33226-3F Sterling double basin 33" X 22" x 6", three hole
Kitchen sink faucet - Kohler K-15253-4 Coralais
Range hood - Broan 7" round duct, 190 CFM, 6.0 sone performance

BATHROOM

One piece cultured marble top or laminated countertops with china drop in lavatory bowl
Bath vanities to match kitchen cabinet finish, with single lever faucets
Shower Units - Sterling (Division of Kohler)
Shower & Tub fixtures - Kohler KT 1560-4S
Pedestal sink - Sterling S442124 21"x18" white
Sterling 20" X 17" Oval Lavatory w/ Kohler Coralais Hardware
Toilet - Sterling S402215, Windham 12" rough in elongated toiler, 1.6 GPF white
Coralais Tissue holder, towel ring, and towel bar
Bath fan with light, 1.6 gallon water closet
Beveled mirror with strip light
Sterling 60" X 30" Bath/Shower Unit w/ Kohler Coralais Hardware

PLUMBING

Pex water lines stubbed through floor
Schedule 40 PVC waste and vent lines
Shut off valves at all sinks and water lines

ELECTRIC

200 amp electrical, full size panel box
AC/DC smoke detectors, per code
Outside weatherproof G.F.I. receptacle
Interior G.F.I. protection where required
Arc fault breakers for all bedrooms
2 Exterior lights at front door on all 2-Stories

HEATING

Baseboard hot water heat

Epoch Homes General Specifications

The following specifications are for most Epoch Corporation custom residential one and two-family homes. Specifications on all other commercial or multi-family buildings will be supplied on an individual basis.

- All of Epoch Corporation's homes are built to meet or exceed IRC, IBC, BOCA building code, BOCA Plumbing code, BOCA Mechanical Code and the Current National Electrical Code.
- All homes meet local, state and federal codes (FHA, FmHA) that pertain to that structure.
- All Epoch Corporation buildings meet or exceed local, state and federal energy codes. All Epoch Corporation buildings are inspected by a third party, independent inspection agency.

STRUCTURAL SPECIFICATIONS

Floor System

Floor Joists:

- 1st. floor joists - 2 x 8 (24' wide) or 2 x 10 (26' & 28' wide) spruce, pine, fir #2 or equal, at 16" o.c.
- 2nd. floor joists - 2 x 8 (24' & 26' wide) or 2 x 10 (28' wide) spruce, pine, fir #2 or equal, at 16" o.c.

Subfloor

- All floor sheathing is 3/4" tongue & groove plywood, applied using construction adhesive and 2 1/2" screw shank resin coated nails

Bridging

- One row of solid 2x wood bridging per module.

Roofs

Ranches and Colonials:

- Standard 7 / 12 pitch folding fabricated truss, manufactured with approved nail plates; 24" o.c., includes proper cross bracing.
- 12" eave extensions and 6" gable end overhangs
- Optional 5 / 12, 9 / 12, and specialty pitches, as well as hip roofs and component roof systems upon special request

Capes:

- 12/12 Folding rafter system with 2 x 8 SPF #2 or equal lower rafter and a 2 x 4 SPF #2 or equal upper rafter, 16" o.c.
- 6" eave extensions, 6" gable end overhangs
- Special roof systems such as gambrel, saltbox, full vault cathedral (to collar ties) upon request

Sheathing:

- 5 / 8" (19/32") APA rated plywood sheathing. Stagger joints, stapled with 2" resin coated 16 gauge staples

Shingles:

- Ice & Water Barrier - 1st. 3'-0" of front and rear roof covered with a ice & water barrier.
- 15# Felt Paper - Balance of roof covered with 15# felt paper.
- Drip Edge - 8" galvanized drip on front and rear eaves.
- Shingles - 235#, 25 year self sealing, asphalt shingles. Shingles fastened with 1 1/4" resin coated nails.

Ventilation:

- Vented Soffit, full length of module; and either low profile ridge vent at peak or gable end louvers. (Check plans for details)

Insulation

- Ranches or Colonials - 12" R-38 fiberglass batt insulation with vapor barrier towards warm side with trussed roofs.
- Capes, Gambrels and folding rafter roofs - 9" R-30 (with 2 x 10 joist) or 7" R-26 (with 2 x 8 joist) fiberglass batt insulation installed in ceiling system. Balance of insulation required to meet energy codes or customer requirements is supplied and installed by field contractors.
- 2 Story Homes - 1st. floor ceiling has 6" R-19 Fiberglass around perimeter and 3 1/2" R-11 in balance of ceiling for noise control.

Exterior Walls

Walls:

- 2 x 6 studs - spruce, pine, fir - Stud grade or better, 16" o.c., double jack/ stud at all door and windows. Double top plate and single 2 x 6 bottom plate. All spruce, pine, fir #3 or better.

Headers:

- Double 2 x 6's with 2 x 3 blocking and insulated, over exterior openings.

Sheathing:

- 1/2" plywood, applied horizontally, glued and stapled with 7/16" x 1 3/4" chisel point resin coated staple. All seams caulked

Drywall and Moisture Barrier:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed with lead-free and mercury-free paint. Kraft faced insulation or foiled backed drywall (factory choice depending on availability) provides a continuous moisture barrier across the face of the studs

Insulation:

- 6" R-19 friction fit fiberglass insulation.

Interior Walls

Walls:

- 2 x 4 studs, spruce, pine, fir stud grade or better, 16" o.c.
- 8' ceiling height

Marriage walls:

- Double 2 x 3 studs walls, spruce, pine, fir stud grade or better. 16" o.c. with 3/8" plywood sheathing on each wall.

Drywall:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed painted using lead-free and mercury-free paint.

Insulation:

- 3 1/2" R-13 friction fit fiberglass insulation in stairways and bath walls.

Siding

- Vinyl siding; 4" double clapboard, various colors

Exterior Doors

- Swing door - Fiberglass insulated doors supplied with Schlage lockset and dead bolt.
- Terrace door - Center hinged, terrace door with low 'E' glass, aluminum / wood sill, screen door, grills.
- Sliding glass door - Wood sliding glass door with low 'E' glass, brass hardware, screen, aluminum sill, meeting stile weather-strip.

Windows

- Andersen Narroline 200, low 'E' glass, wood framed, vinyl wrapped with removable plastic grills. Full screens on each operable sash or...
- Pella Proline Tilt-out Aluminum clad Low-E Insulshield glass, wood muntin bars. Full screens on each operable sash

Flooring

- Carpet - 100% nylon carpet with stain shield protector 3# rebond carpet. Carpet weight = 43 oz. pile weight; 76 oz. total weight.
- Vinyl - Armstrong cushioned flooring; 80 mill thick with no wax wear surface using interflex installation system.

Interior Doors

- 6-panel hollow core with 3 hinges. Doors are primed and finished with a coat of semi-gloss paint and supplied with Schlage brass passage sets

Interior Moldings

- Casing - 2 1/2" colonial casing Brosco #8710 or equal.
- Baseboard - 3 1/2" colonial baseboard Brosco #8385A or equal.
- Window Sills - All windows have interior trim applied so as to provide a window sill (Approximately 5")
- All trim is primed, then finish painted with semi-gloss lead-free and mercury-free paint.

Stairs and Handrails

- 2nd. Floor - Carpet grade treads and risers installed at the factory

Cabinets, Vanities & Accessories

- Kitchen Cabinets and Vanities - raised panel doors, finished interiors and adjustable shelves, available in oak, hickory, maple or white thermofoil
- Countertops - Plastic laminate, post form 290 wrap countertop, multitude of colors.
- Bath Accessories - Wood medicine cabinet or flush mirror (see plans for specific model); Chrome towel bars, paper holder and shower rod.

Plumbing Fixtures and Fittings

- Sink - Eljer china sink lav., various colors with single lever Moen control valve.
- Water Closet - Eljerer 1.5 gallon water saver china toilet. Various colors.
- Bathtub - Aquaglass one piece fiberglass tub / shower unit, various colors with Moen single lever control, anti-scald valve, 3 GPM shower head.
- Shower - Aquaglass one piece fiberglass 3' shower or 4' shower with seat(s), various colors with Moen single lever control, anti-scald valve, 3 GPM shower head.
- Kitchen Sink - Moen stainless steel, double bowl sink, with Moen single lever faucet and spray.
- Distribution System - all pipe and fittings are type 'L' copper with sweat joints using "no lead solder"
- DWV - Drain, waste and vent - PVC schedule 40; main stack 3", balance of pipe sizing per code.
- Wire for Disposal - Each home is provided with an outlet and switch for future garbage disposal installation.
- Wire for Dishwasher - Each home is provided with an outlet and wire for future dishwasher installation.

Heating

Forced Hotwater baseboard units stubbed to basement or electric baseboard with individual room thermostats. HVAC chase prep on request.

Electrical

- Wire - All wire is UL approved copper, 12 and 14 gage except for range cable, which is 8-3 copper.
- Panel - 200 amp, 40 position panel and full sized breaker, all UL approved.
- Outlets and Decora Switches - All devices are UL approved.
- Smoke Detectors - UL approved smoke detectors per local and state codes. All detectors are wired in series. This includes the wire that is provided for customer supplied smoke detector located in basement and 2nd. floor of unfinished capes.
- Bath Fan / Light Combination - Standard in each bathroom, vented to the exterior. Light and fan wired to separate switches.
- Chimes - Front and rear door buttons along with chimes in hall.
- Cable TV - All homes are wired for cable TV, 2 outlets, provided standard. (Feeds provided to 2nd. floor where applicable)
- Telephone - All homes are CAT5E wired for telephone, 2 outlets, provided standard. (Feeds provided to 2nd. floor where applicable)
- Attic Light - Each attic area has a porcelain light fixture and switch installed at factory, where possible.
- Exterior Outlets - All exterior outlets are protected by Ground Fault Interrupter and switched, includes water proof cover.
- Bath and Kitchen Outlets are protected by Ground Fault Interrupter breakers or outlets per National Electric Codes.
- Under Cabinet Lighting - Lighting under the upper cabinets per electrical plan (typical is on each side of the kitchen window).
- Night Light - Recessed night light in each hall per plan.
- Thermostat Wire - 18-5 wire located in hall for thermostat for houses with hot water heat (2nd. floor where applicable).



The structural integrity of each Epoch Home is guaranteed for ten years by Bonded Builders Warranty. This warranty becomes effective at the time the home is purchased, or first occupied, and remains in effect for a full ten years even if the home is sold.

Epoch Homes

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Toll Free 877-GO EPOCH

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ENGINEERING SECTION <input type="checkbox"/> Wind Load Assessment Study <input type="checkbox"/> Additional Fasteners for High Wind Area	<input type="checkbox"/> Electrical Plan with Prelim <input type="checkbox"/> Add'l Drawings Not Factory Supplied	Additional Sets of Plans <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Stamped</td><td><input type="checkbox"/></td></tr> <tr><td>Prelim</td><td><input type="checkbox"/></td></tr> <tr><td>Builder</td><td><input type="checkbox"/></td></tr> </table>	Stamped	<input type="checkbox"/>	Prelim	<input type="checkbox"/>	Builder	<input type="checkbox"/>																																																																																
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Pella	<input type="checkbox"/>																																																																																							
Andersen Tiltwash 400	<input type="checkbox"/>																																																																																							
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<input type="checkbox"/> Refrigerator Ice Maker Hook Up
<input type="checkbox"/> Dishwasher Prep
<input type="checkbox"/> Base Cabinet In Place Of D/W Prep

<input type="checkbox"/> Single Wall Oven	<input type="checkbox"/> Westbury (Oak)
<input type="checkbox"/> Double Wall Oven	<input type="checkbox"/> Kincaid (Maple)
Microwave	
<input type="checkbox"/> Standard Cabinet	<input type="checkbox"/> Highland (Oak)
<input type="checkbox"/> Microwave Shelf	<input type="checkbox"/> Nantucket (Thermafoil)
<input type="checkbox"/> Microwave Shelf	<input type="checkbox"/> Oxbridge (Maple)
Extended Kitchen Soffits	
<input type="checkbox"/> 13" Soffits	<input type="checkbox"/> 24" Soffits
Linear Feet	

<input type="checkbox"/> Combination Faucet White	
<input type="checkbox"/> Combination Faucet Brass	
<input type="checkbox"/> Combination Faucet Chrome	
<input type="checkbox"/> Standard Faucet	
Wall Cabinets	
<input type="checkbox"/> 36"	<input type="checkbox"/> 42"

HALF BATH SECTION

Vanity Top	
<input type="checkbox"/> Cultured Marble	<input type="checkbox"/> Formica
Toilet	
<input type="checkbox"/> Elongated Toilet	<input type="checkbox"/> Standard
<input type="checkbox"/> Raise Vanity for Site Installed Tile	

Vanity Cabinet	
<input type="checkbox"/> Stafford (Raised Panel Oak)	<input type="checkbox"/> Kincaid (Maple)
<input type="checkbox"/> Augusta (Thermafoil)	<input type="checkbox"/> Highland (Oak)
<input type="checkbox"/> Pioneer (Hickory)	<input type="checkbox"/> Nantucket (Thermafoil)
<input type="checkbox"/> Westbury (Oak)	<input type="checkbox"/> Oxbridge (Maple)

Bathroom Sink	
<input type="checkbox"/> Pedestal Sink	
<input type="checkbox"/> Standard Cabinet Sink	
<input type="checkbox"/> Prep Sink Only	

GENERAL BATH SECTION

Vanity Top	
<input type="checkbox"/> Cultured Marble	<input type="checkbox"/> Formica
Toilet	
<input type="checkbox"/> Elongated Toilet	<input type="checkbox"/> Standard
<input type="checkbox"/> Raise Vanity for Site Installed Tile	
<input type="checkbox"/> Cement Board Surround (Tile Ready)	

Vanity Cabinet	
<input type="checkbox"/> Stafford (Raised Panel Oak)	<input type="checkbox"/> Kincaid (Maple)
<input type="checkbox"/> Augusta (Thermafoil)	<input type="checkbox"/> Highland (Oak)
<input type="checkbox"/> Pioneer (Hickory)	<input type="checkbox"/> Nantucket (Thermafoil)
<input type="checkbox"/> Westbury (Oak)	<input type="checkbox"/> Oxbridge (Maple)
Shower Enclosure	
<input type="checkbox"/> Fiberglass Tub/Shower Unit (1 piece with Dome)	
<input type="checkbox"/> Fiberglass Tub/Shower Unit (1 piece)	
<input type="checkbox"/> Americast Tub	
<input type="checkbox"/> Kohler	
<input type="checkbox"/> None	

Shower Type	
<input type="checkbox"/> 1 Piece Shower 36"	
<input type="checkbox"/> 1 Piece Shower 48"	
<input type="checkbox"/> Pan Only 36"	
<input type="checkbox"/> Pan Only 48"	
<input type="checkbox"/> Corner Shower 36"	
Bidet	
<input type="checkbox"/> Bidet	
<input type="checkbox"/> Bidet Prep Only	

MASTER BATH SECTION

Vanity Top	
<input type="checkbox"/> Cultured Marble	<input type="checkbox"/> Formica
Toilet	
<input type="checkbox"/> Elongated Toilet	<input type="checkbox"/> Standard
<input type="checkbox"/> Raise Vanity for Site Installed Tile	
<input type="checkbox"/> Cement Board Surround (Tile Ready)	
Jacuzzi Tub	
<input type="checkbox"/> Platform Jacuzzi	<input type="checkbox"/> Corner Jacuzzi
Jacuzzi Tub Skirt	
<input type="checkbox"/> Plywood Skirt	<input type="checkbox"/> Pre-finished Skirt
<input type="checkbox"/> Tile-Ready Dura-Rock Skirt	

Vanity Cabinet	
<input type="checkbox"/> Stafford (Raised Panel Oak)	<input type="checkbox"/> Kincaid (Maple)
<input type="checkbox"/> Augusta (Thermafoil)	<input type="checkbox"/> Highland (Oak)
<input type="checkbox"/> Pioneer (Hickory)	<input type="checkbox"/> Nantucket (Thermafoil)
<input type="checkbox"/> Westbury (Oak)	<input type="checkbox"/> Oxbridge (Maple)
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<input type="checkbox"/> Americast Tub	
<input type="checkbox"/> Kohler	
<input type="checkbox"/> None	

Shower Type	
<input type="checkbox"/> 1 Piece Shower 36"	
<input type="checkbox"/> 1 Piece Shower 48"	
<input type="checkbox"/> Pan Only 36"	
<input type="checkbox"/> Pan Only 48"	
<input type="checkbox"/> Corner Shower 36"	
Bidet	
<input type="checkbox"/> Bidet	
<input type="checkbox"/> Bidet Prep Only	

EXTERIOR SECTION

Siding	
<input type="checkbox"/> Hamilton Park Vinyl (Standard)	<input type="checkbox"/> Monogram Premium Vinyl
Shingles	
<input type="checkbox"/> Owens Corning 30 Year	<input type="checkbox"/> Owens Corning 50 Year

Shutters	
<input type="checkbox"/> Panel Shutters	<input type="checkbox"/> Louver Shutters
Picture Window Trim	
<input type="checkbox"/> Pine Trim	<input type="checkbox"/> Vinyl Trim
External Chase for Front Porch	
<input type="checkbox"/> 1 st Floor	<input type="checkbox"/> 2 nd Floor

Angle Bay	
<input type="checkbox"/> 1 st Floor	<input type="checkbox"/> 2 nd Floor
Turret	
<input type="checkbox"/> 1 st Floor	<input type="checkbox"/> 2 nd Floor
2' Bump Out Extension	
<input type="checkbox"/> 1 st Floor	<input type="checkbox"/> 2 nd Floor

GARAGE SECTION

Garage Dormer		Quantity
<input type="checkbox"/> 4'	<input type="checkbox"/> 5'6"	<input type="checkbox"/> 9'
<input type="checkbox"/> S/L 9-Lite Access Door (#262)		
<input type="checkbox"/> Additional Double Hung Window(s) in Dormer		
<input type="checkbox"/> Additional Microlam for Doors over 9'		

Garage Package	
<input type="checkbox"/> One Car Garage Package 5/12 Roof Pitch (12'X24')	
<input type="checkbox"/> One Car Garage Package 7/12 Roof Pitch (12'X24')	
<input type="checkbox"/> Two Car Garage Package 5/12 Roof Pitch (24'X24')	
<input type="checkbox"/> Two Car Garage Package 7/12 Roof Pitch (24'X24')	

<input type="checkbox"/> Two Car Garage w/ Bonus Room Package 12/12 Roof Pitch (24'X22')	
<input type="checkbox"/> Two Car Garage w/ Bonus Room Package 12/12 Roof Pitch (24'X22') w/ 2 Dormers	
Garage Wall Panels	
(2x6 - 16"oc)	
<input type="checkbox"/> 8 Foot Wall Panels	
<input type="checkbox"/> 10 Foot Wall Panels	

Schedule "B"

PROPOSAL EXPLANATIONS: On Site Work

All Standard Specifications will apply unless an upgrade is listed on the options page.

Provision of services other than specified within proposal.

All notes are only applicable if the item is listed on the options page or the standard specifications.

Building Code & Quality Assurance Compliance:

International Residential Code - 2000

110-102 mph wind zone construction

National Plumbing Code - 2000

International Fuel Code - 2000

National Electric Code -- 2000

CABO Model Energy Code - 2000

International Mechanical Code - 2000

Uniform Construction Code - State of New York

Continuous Manufacturere and Third Pary On Line Quality Contrl Inspections

Change Orders:

Additional services or changes requested during the course of the job will be quoted via a duly authorized and executed CHANGE ORDER.

All change orders will be invoiced based on the Terms of Payment within the CHANGE ORDER.

Any CHANGE ORDER generated during the course of the project will be considered a subcontract to this Proposal, and subject to the condition thereof.

Electrical:

Overhead electrical is included. (New Construction only) Electrical service must be in the street in front of home and readily available to service subject property. Price included a run of less than 100 feet to point of attachment. For second addition, electrical tie ins (hook up) is included.

Electrical service to all outlets, switches, smoke and CO detectors and junction boxes originally included in the factory provided electrical plan.

Installation of the factory provided 200 amp 40 circuit panel box and service. If a sub panel is required, additional charges will apply. (\$250 for panel, \$125/circuit)

Basement (if applicable) – four basement lights and (1) 3 way switch near the entrance to the basement. Single light in mechanical room.

Electrical supply to boiler and hot water heater.

Pull through of cable and phone lines. Final connections will need to be made by cable or telephone Company.

Garage (if applicable) will include one overhead light and one switch.

Storage attic (if applicable) will include two lights and one switch.

Kitchen island (if applicable) will include one GFI outlet

Electrical – items not Included (Unless Specified)

Additional on site outlets, switches and junction boxes not shown on floor plan

Electrical costs associated with the installation of HVAC or Forced Hot Air climate control systems. HVAC electrical requirments are included as a line item on the HVAC section of the Options page.

All exterior lighting fixtures not installed at the factory.

Light bulbs.

Schedule "B" - Proposal Explanations

Any electrical work performed onsite not explicitly listed in this proposal will carry with it a change order and invoice due before work is completed.

Engineering Services - To be contracted Directly with the Buyer and the Engineering & Surveying Company
Engineering may include the following: Survey, Topography, Plot plan, Grading plan, Soil boring, foundations stake out with construction elevations, final Survey, Flood Zone Data Fema Certificate of Elevation, DEP compliance, Soil analysis for septic tank, Septic system certification.

Exterior:

1/2" OSB sheathing

Fireplace: (if applicable) (standard fireplace unless otherwise specified)

Site provided fireplace Heatilator 36" wood

Unit, doors, air kit, fan, s11 348 series pipe 12', s324 2' section, cap & storm, flat roof, fire stop sheet metal, installation, addition s11 pipe in 4' sections are \$125 each section

Factory Supplied fireplace Martin 36" framing and sheetrock included. Unit is shipped loose.

Fixtures: Standard

Shower Units - Sterling (division of Kohler)

Shower & Tub Fixtures - Kohler KT 1560-4S, Coralais bath & shower mixing valve, faucet trim chrome plated

Pedestal sink - Sterling S442124 21" x 18" white

Sink - Sterling S442004 Sanibel Lavatory self- running 20" x 17" oval, white

Toilet - Sterling s402215, Windham 12" Rough-in Elongated toilet, 1.6 GPF: Grade A vitreous china, white

Lavatory Faucet - Kohler K15240-4, Coralais center set with lift rod hole and lever handles

Tissue holder - Kohler K-13434 Coralais

Towel Ring - Kohler K-13435 Coralais

Towel Bar - Kohler K-13431 Coralais

Kitchen sink - Kohler PRO33226-3F Sterling Double-Basin sink 33" x 22" x 6", 3 5/8" drain opening, three hole punching

Kitchen sink faucet

Range hood:

Broan - 7" round duct, 190 CFM, 6.0 Sone performance - HVI certified, up to 75 watt light

Fixtures - Kohler

Cost as per listed price on kohler's website

Flooring Hardwood: A21

Floor Decking 23/32 T&G O.S.B. 3/4" plywood is an available upgrade

Unfinished: (if hardwood finished flooring is provide for in the options section)

3/4" number 1 solid red oak, random lengths, one coat minwax stain, two coat of polyurethane

Modular Units to have Plywood or OSB Sub flooring 23/32". Finished Flooring will be Itemized on the Options Page

All floor cover except noted hardwood flooring and tiling is excluded i.e. carpet

Foundation:

Poured concrete footings, walls and floors as follows:

footings 8" x 16" (steel reinforced) in garage & porch areas, 10" x 20" (steel reinforced) in basement area;

Schedule "B" - Proposal Explanations

walls 8" thick 8' high, 4'-5' high in garage area; 4" thick garage floor, 4" thick cellar floor; 2 vinyl basement windows damp roofing and vents as required by code
Foundation Drain System - Optional
Stainless Steel Flood Vents - Optional (FEMA Compliant)

Exterior Doors:

Front door: rough opening only 68", 96" , AF 500 fire door to garage

Garage:

Garage to be built as Modular Units rather than panelized (typical) Garage sq footage to be deducted from total box square footage, and itemized on Options page. Some noted benefits of a modular garage are structural, cost, and time if the second floor space is finished conditioned space.

The garage is 4 12' x 36' units including 2nd floor finished bonus room.

Gutter & Leaders:

4" seamless aluminum gutters (white), 2"*3" leaders, screens \$1.50 per linear foot up charge.

HVAC

Efficient Gas or Oil Hot Water Baseboard Heat

Oil or gas Boiler or equivalent, with hookup 2 zones to supply hot water

Optional Forced Warm Air Heating:

American standard air handler & condensing units (13 seer)

Galvanized main duct, flex branch ducts.

Heating coils for forced air systems.

Kitchen Cabinets - Aristokraft

Upgraded cabinets are Ply Select 3/8" thick plywood sides, 3/4" adjustable wall shelves, all wood dovetail drawers with concealed glides - Newberry Kitchen cabinet upgrade to Aristokraft kincade maple provided in the option section

Kitchen Counter Top Allowance

Granite - material cost \$65 allowance per square foot + 15% markup

Miscellaneous:

Temporary entrance steps included in standard pricing

Chimney work not included in standard pricing

Non-standard sized tile may carry an installation up charge

Natural Gas: Natural Gas from Curb to home is not included. Please contract directly with sub contracted plumber. Natural gas utility companies reserve the right to determine the final gas meter location.

Oil Tank:

Oil tank to be pumped by others prior to demolition

275 tank to be supplied with boiler

Additional 275 will be supplied and installed for an additional charge of \$600

Plumbing – items included:

• Connections required providing working plumbing and running water to all sinks, toilets, showers and tubs originally included in the factory provided floor plan.

Schedule "B" - Proposal Explanations

- Installations of all factory provided plumbing fixtures.
- Tie in to existing or new water service. Water service must be provided, by the customer, to the house.
- Relocation of the utility room to an alternate location at customer or town's request may require onsite plumbing work at an additional cost.

50 gallon electric hot water heater

Shut off valves at each plumbing fixture

PVC drains and vents

Two frost free exterior hose bibs

Plumbing—items not included (unless specified on the options page):

- Heat taping of pipes.
- Plumbing for icemaker.
- Hook up of appliances unless appliances are contracted through Pinecrest Modular Homes.
- Installation of Custom Shower pans and drains.

Recessed Lighting:

Seagull Lighting 6" or 4" can with one piece trim

Septic System:

Septic system to be pumped by others prior to demolition

Shingles - Owens Corning:

Oakridge Pro 30 AR Shingles (standard)

Shower Doors: (if listed on the options page):

Fully framed door & panel, clear stock glass, silver trim, 47" x 71" high

5' sliding tub enclosure x 58" high, 3/8" heavy frameless glass, chrome or brushed nickel

Heavy seamless shower door using 3/8" tempered glass, nickel hardware, 8" back to back handles, 3/4" x 3/4" channels

*shower door pricing is subject to change based on field measurements, specifications, and job location

Shower Pans:

Vinyl pans included as per plan. Lead or customized fiberglass pans will carry an up charge.

Siding:

Timber Select (Amcraft Building Products) Double 4.5" Traditional or Dutch lap Colors (14) natural tones

Cedar planking & shakes to be priced on a per job basis - listed on the options page

Aluminum fascia, and vinyl soffit material & installation included.

Sills: - Treated wood sills

Site Work:

Tree and stumps removal are excluded.

Stairs:

Front stairs to be pine risers with oak treads, standard oak railing

Basement stairs are to be pine risers with pine treads, standard railing to code

All exterior stairs are to be constructed of treated lumber up to three (3) steps. Railing for steps as required.

Telephone, Cable & Internet Wiring:

Cable wiring to be RG6, internet wiring to be category 5 or better.

Schedule "B" - Proposal Explanations

Tile Installation:

Standard tile installation is for 6"x 6" ceramic tile for bathroom floors only. Labor only \$5 a square foot.

Water: Water Line must be brought to the house from the curb line. Pinecrest will connect the city water to the house at the house connection.

Pricing for water line extension is based on linear feet and material costs. Water and Sewer tap fees are not included.

Wells - are not included unless specified. Wells are priced according to Soil condition, depth, and type, and capacity.

Windows:

Silverline vinyl window standard

Andersen, Pella, or Marvin windows to be listed on the options page

Schedule "C"

Exclusions

Alarm wiring or CCTV wiring.

Allowance

Any unforeseen conditions not written in scope of work will be billed as an extra on time, equipment, material basis.

Appliances

Asbestos remediation

Basement wiring other than code unless specified.

Correction of pre-existing code violations by others not able to be determined at time of the initial field survey.

Fill or removal of fill.

Finished Flooring unless specified in contract including vinyl, carpet, tile, hardwood etc...

Job site security for installed materials or fixtures, or any responsibility for replacement of damaged or stolen materials already installed.

Landscaping

Permit, Town, or Utility Fees -Pinecrest Modular Homes will file all necessary paperwork to obtain the permit from the Town of Southampton

Provision of services other than specified within proposal.

Provisions or installation of future generator, generator sub-panel, or transfer switch unless otherwise specified.

Repairs to landscaping, trees, shrubs, sidewalks, driveways, fencing, or sprinkler piping resulting from trenching.

Surveying Costs

Temporary electrical service or lighting unless otherwise specified.

Temporary utility service.

Tile Material

Tree clearing & stump removal

Upgrade to existing water and electrical incoming main service beyond that stipulated in the Contract.

Upgrade to material, devices, and fixtures from builder's grade standard unless otherwise specified.

Warranty of materials/accessories provided by the customer, or provision of labor to replace or repair.

Water & sewer tap fees.